

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

MEETING DATE: 7/14/04

DIVISION: COUNTY ADMINISTRATOR

BULK ITEM: Time Approximate – Early P.M.

DEPARTMENT: AIRPORTS

AGENDA ITEM WORDING: Final presentation of the Key West International Airport Terminal Concept Study, by URS.

ITEM BACKGROUND: URS will present the final report on the design phase, and financial considerations, for the new terminal.

PREVIOUS RELEVANT BOCC ACTION: Previous presentation to the BOCC, 4/21/04.

CONTRACT/AGREEMENT CHANGES: N/A

STAFF RECOMMENDATION: Approval to proceed with the project.

TOTAL COST: N/A

BUDGETED: N/A

COST TO AIRPORT: N/A

SOURCE OF FUNDS: N/A

COST TO PFC: N/A

COST TO COUNTY: N/A

REVENUE PRODUCING: N/A

AMOUNT PER MONTH /YEAR:

APPROVED BY: County Attorney N/A OMB/Purchasing N/A Risk Management N/A

DIRECTOR OF AIRPORTS APPROVAL _____


Peter J. Horton

DOCUMENTATION: Included

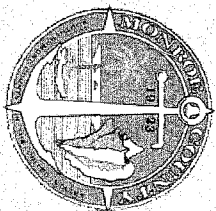
To Follow X

Not Required

AGENDA ITEM # MI

DISPOSITION: _____

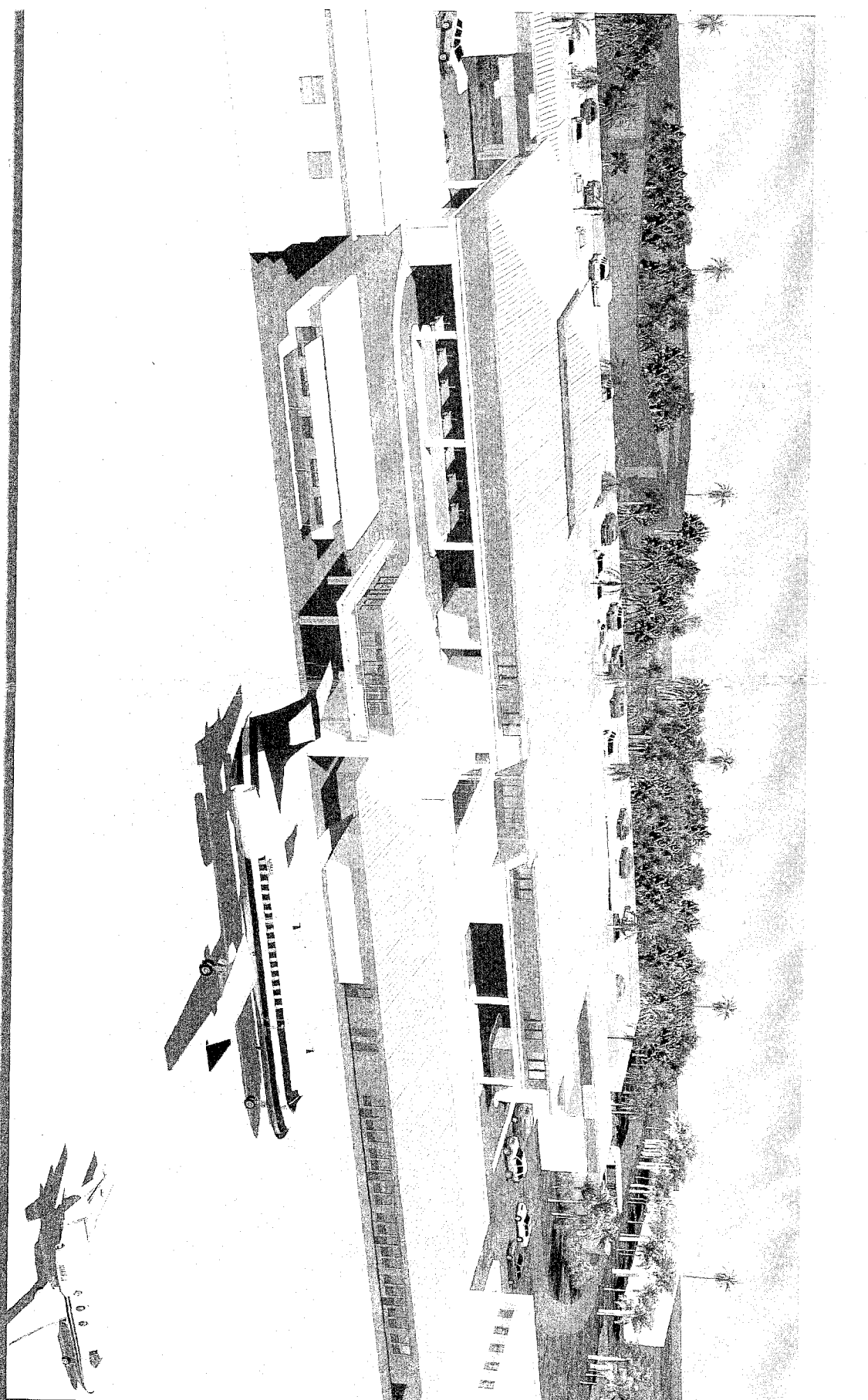
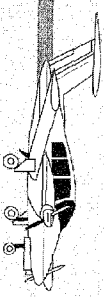
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APB



Key West International Airport

Terminal Concept Study

Briefing Paper



July 2004



Project Details



What would the project consist of?

A new terminal would be provided in the existing parking lot. It would provide space for new facilities for passenger ticketing, baggage claim, rental cars, restrooms and concessions. The existing terminal would be reconfigured and renovated to provide space for a restaurant, security screening and a passenger departure lounge.

How much new space would be provided?

The new terminal would provide approximately 30,000 square feet of space. In comparison, the existing terminal currently provides approximately 17,000 square feet of space for passenger processing. A total of 45,000 square feet of space will be provided with renovation of the existing terminal.

How would the new terminal be accessed?

Access to the new terminal would be provided via a new elevated roadway.

How would passengers board aircraft?

The same as they board aircraft today. Passengers would walk across the ramp to board aircraft.

How would parking be affected?

The amount of parking would decrease. Existing public and rental car parking provides approximately 440 spaces. The proposed concept would provide approximately 325 spaces. However, the upper parking deck can be expanded to accommodate additional vehicles.

How would the terminal meet floodplain requirements?

The new terminal would be elevated to meet FEMA requirements.

When would the new terminal be completed?

The projected completion date for the new terminal is Calendar Year 2007. Renovation of the existing terminal and some additional construction on parking and roadways would continue for another year.

What would the terminal cost?

The base cost is \$22 million. The escalated cost accounting for inflation is \$24 million.

How would the terminal be financed?

The terminal would be financed through a combination of Federal, State and local dollars. It is estimated that approximately \$12 million would come from Federal sources, \$5.6 million from state sources, \$2.9 million from airport revenues and a \$5 million loan from Monroe County. The portion of these funds that exceeds \$24 million is needed to maintain positive cash flow during construction.

What would the terminal cost to operate?

It is projected that the annual operating costs of the terminal would increase from \$1.2 million to \$1.6 million. This increase would be funded through terminal rents.

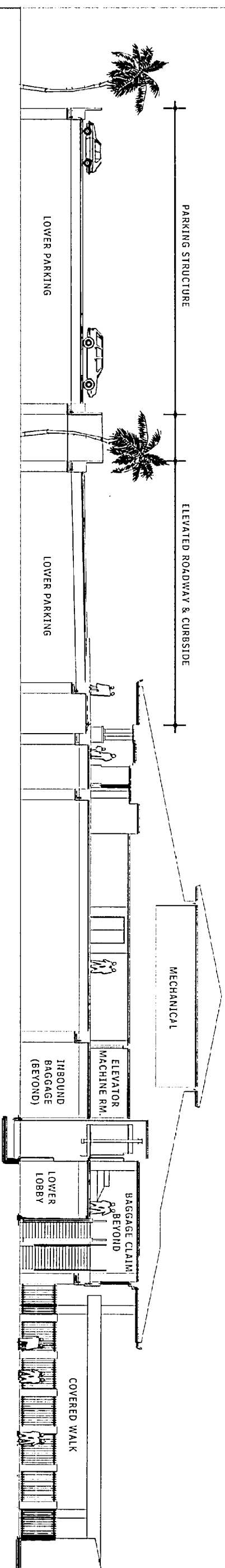
What would the new terminal cost the airlines?

Cost per enplaned passenger (a common industry measurement) would increase from \$3.86 to \$5.01 when the terminal opens. The industry average for airports of similar size is \$5.88.





Section - Transverse



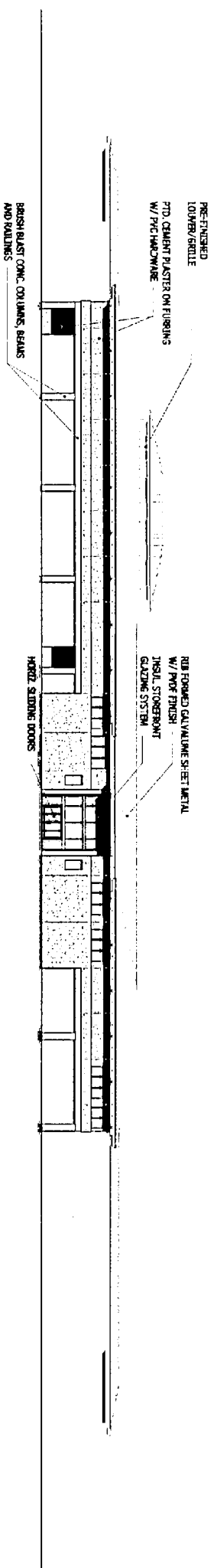
SCALE: 1" = 10'



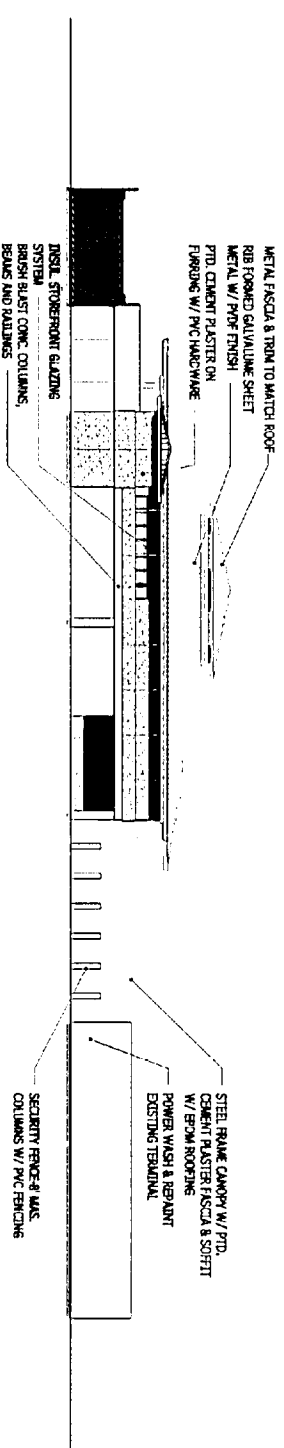
Elevations



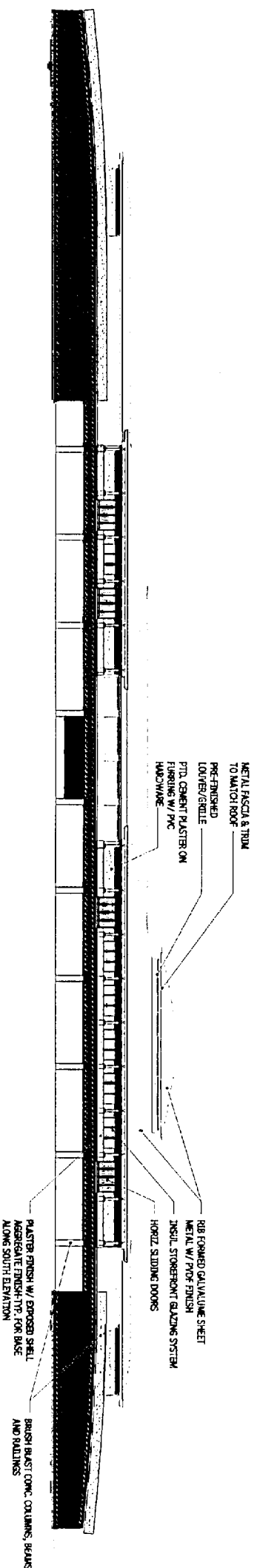
NORTH ELEVATION



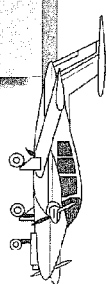
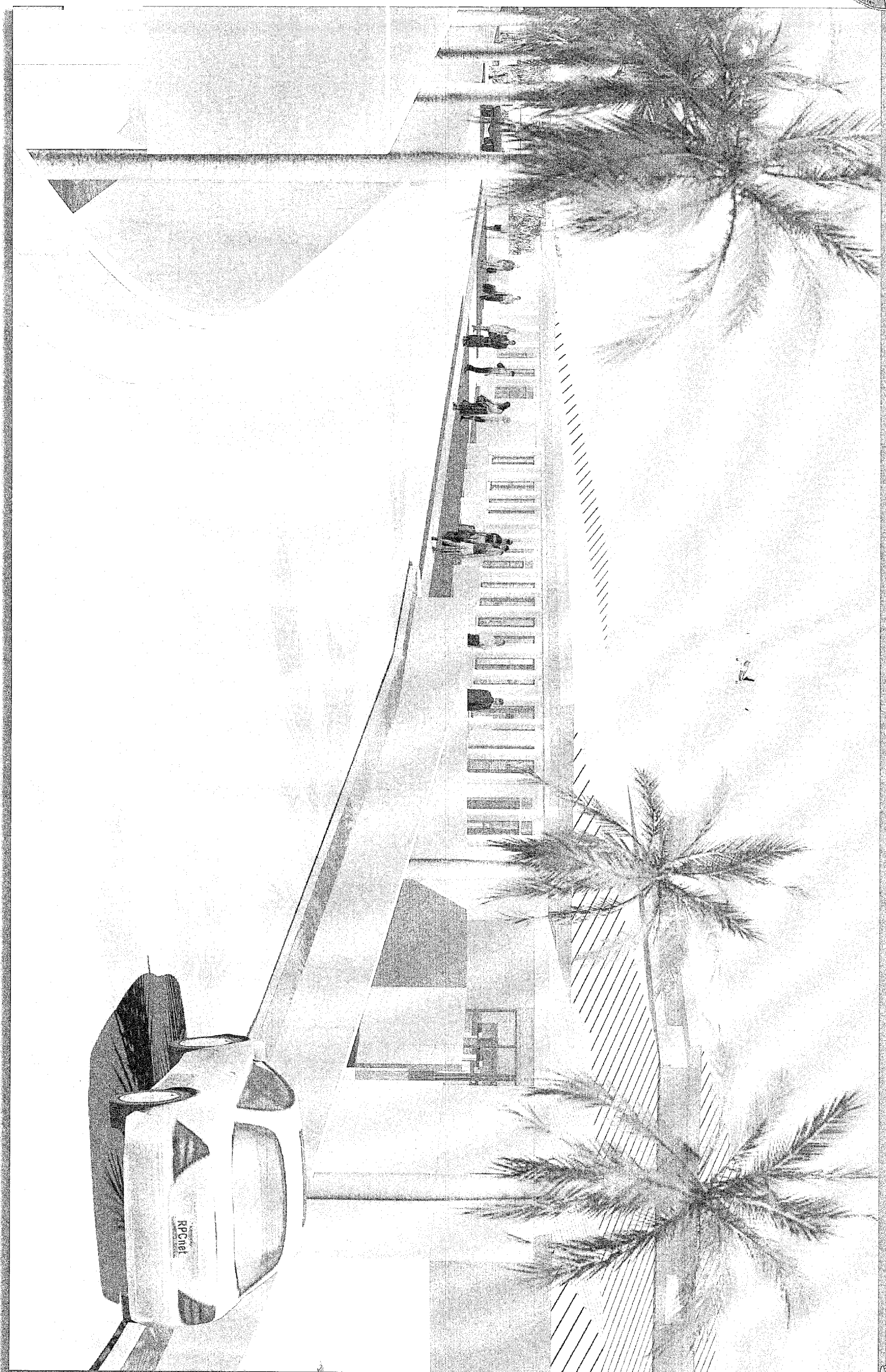
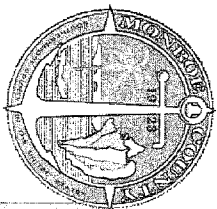
EAST ELEVATION



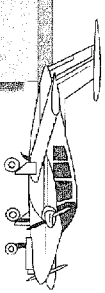
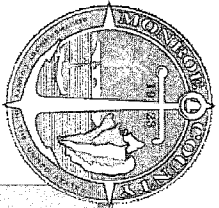
SOUTH ELEVATION



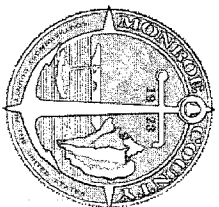
Access View



Front Perspective



URS

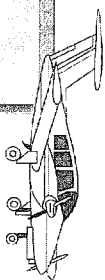
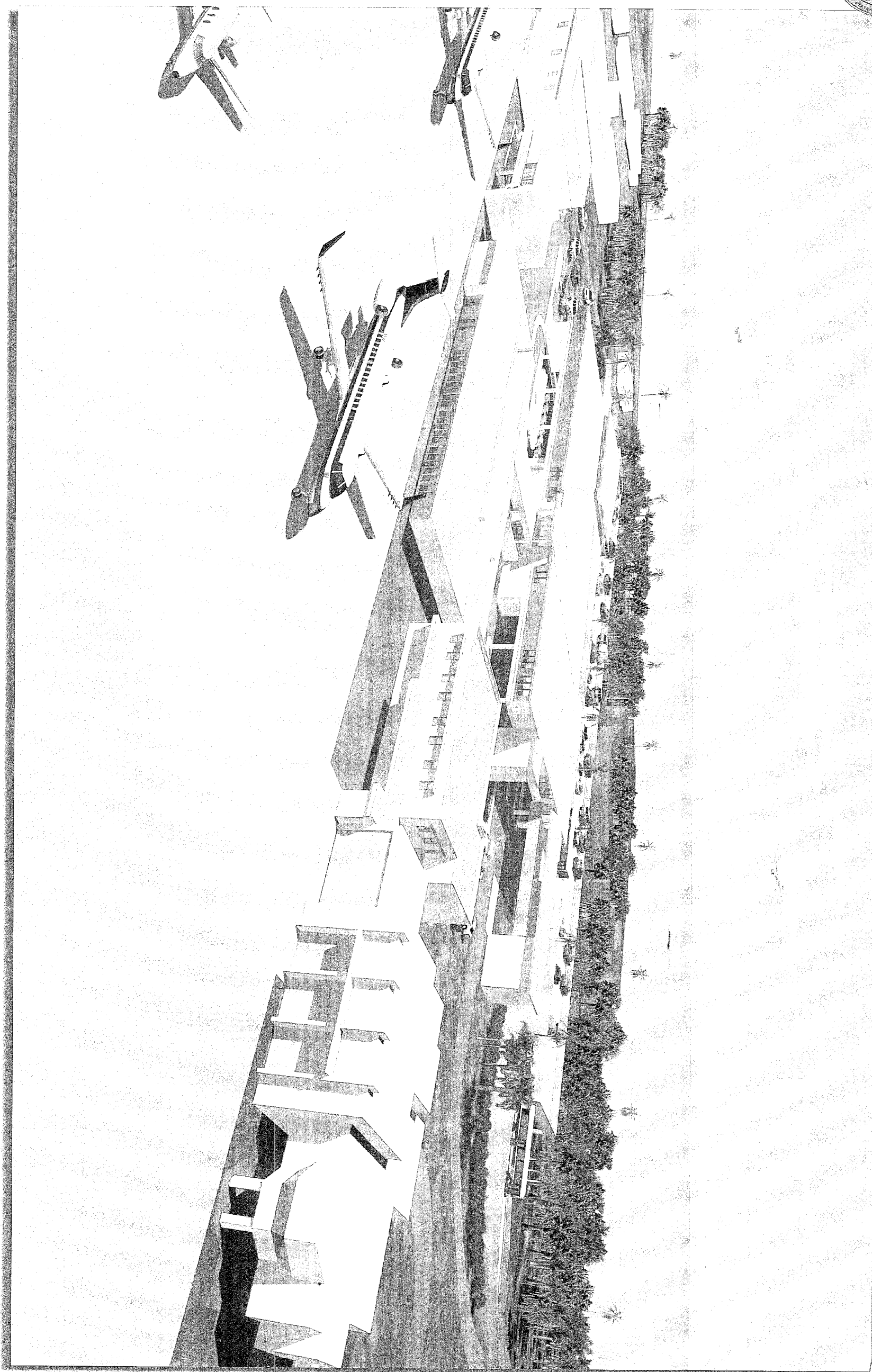
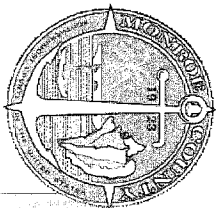


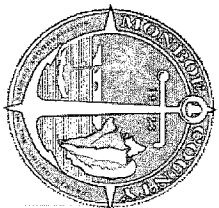
Side Perspective



URS

Ramp Perspective





Ramp Perspective

